

SECOND: That default in the payment of one or more monthly installments of principal and interest and/or in the payment of principal and interest at the time limited for the payment of same, and/or in the payment of real estate taxes and insurance, as in the said mortgages provided occurred as will appear in exhibit marked "Statement of Mortgage Claims" and that on the 1st day of August, 1968, the said Arie R. Routzahn assigned Mortgages #1 and #2 to the said Murray H. Fout for the purpose of foreclosure as it will appear from said exhibit marked "Mortgage 1" and "Mortgage 2".

THIRD: That the said Murray H. Fout, Assignee, advertised that part of the real estate known as 102 Pine Avenue, Frederick, Maryland conveyed by said mortgages hereinabove mentioned at public auction and filed his duly approved bond required by law, that the said Assignee gave notice of the time, place, manner and terms by advertisement in the Frederick News and Post, newspapers published in Frederick County, Maryland, once a week for three successive weeks, being more than twenty (20) days before said sale and less than one week prior to sale as evidenced by Certificate of Public Sale filed herewith and marked "Exhibit-Certificate of Publication", did pursuant to said notice, attend at the Court House Door in Frederick County, State of Maryland on Wednesday, September 4, 1968 at the hour of 11:00 A.M. E.D.T. and then and there proceeded to sell said real estate as follows:

Your Assignee, with the Auctioneer, read the entire ad and thereafter did then and there sell the premises, together with the improvements thereon, unto Maulsby L. Keyser and Alma R. Keyser, his wife, at and for the sum of Eleven Thousand Five Hundred Dollars (\$11,500.00); they being then and there the highest and best bidder and for cash upon the ratification of said sale by your Honorable Court.